



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT  
HELD JUNE 6, 2023 AT 6:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Elbert and Highway 86 Metropolitan District was held on Tuesday, June 6, 2023 at 6:00 PM, at 1975 Legacy Circle, Elizabeth, CO 80107, and virtually via video teleconference.

**ATTENDANCE**

In attendance were Directors:

Jeffrey Massey, President  
Larry Gable, Vice President  
Bradford Eidt, Secretary/Treasurer  
Ronald Renk, Jr., Director  
Steve Christofferson, Director

Also in attendance were:

Adam Noel, WSDM  
Members of the Public

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: Director Gable called the meeting to order at 6:00 PM and declared a quorum.
- b. Confirm any Potential Conflicts of Interest: The Board had previously filed Disclosure of Potential Conflict of Interest Statements with the Board and with the Secretary of State at least seventy-two (72) hours in advance of the meeting in accordance with statutory requirements.
- c. Discussion and Approval of the Agenda: The Board added item 4.d. Discussion on Easements. The Board approved the Agenda as amended.
- d. Organization of Board Positions: Director Gable nominated Jeffrey Massey for President; seconded by Director Eidt. Motion passed unanimously. The Board agreed on Director Eidt as Treasurer and Larry Gable as Vice President.
- e. Approval of Minutes – December 6, 2022: Director Eidt moved to approve the December 6, 2022 Minutes; seconded by Director Renk Jr. Motion passed unanimously.

**2. LEGAL MATTERS:** There were no legal matters.

**3. FINANCIAL MATTERS**

- a. Review of Unaudited Financial Statements: Director Eidt presented a review of the Unaudited Financial Statements. Director Eidt moved to approve the Unaudited Financial Statements; seconded by Director Massey. Motion passed unanimously.

**4. OLD BUSINESS**

- a. Tender Offers on Current Bonds for Early Retirement of Debt: The Board discussed the tender offers on current bonds for early retirement of debt. Mr. Noel explained that there are certain requirements including the mill levy would have to be raised or lowered based on the shortage or surplus of debt. Mr. Noel recommended engaging bond counsel to assist the District in this process.
- b. Discussion of Tract P Easement: The Board and a member of the public discussed the Tract P Easement.
- c. Discussion of Street Signs to Comply with Elbert County Standards: The Board discussed that the County wants to replace the existing wooden street signs with their standard metal signs, but the Board disagrees since the County has already accepted the roads which include the street signs. The Board discussed offering to maintain the existing street signs. Director Renk moved to have Director Eidt follow up with the County; seconded by Director Massey. Motion passed unanimously.
- d. Discussion on Easement: The Board discussed the proposed modification of the easement and distributing an online community survey regarding reducing the easement to 30'. Director Nelson moved to distribute a community survey; seconded by Director Christofferson. Motion passed unanimously.

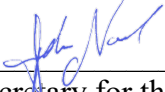
## 5. NEW BUSINESS

- a. Asphalt Bid Review: The Board reviewed the asphalt bids. After review, Director Massey moved to approve the asphalt bid from Rileys Asphalt, seconded by Director Eidt. Motion passed unanimously.
- b. Discuss Fence Repairs Needed: The Board discussed the fence repairs. After review, Director Massey moved to replace the fence; seconded by Director Eidt. Motion passed unanimously.
- c. Pond Status: The Board discussed the status of the pond and potential liability.
- d. Insurance Policy for Metro District: The Board discussed the insurance policy for the Metro District and no longer utilizing a broker to be more cost-effective. After discussion, Director Massey moved to not renew the insurance policy with the broker for 2024; seconded by Director Eidt. Motion passed unanimously.
- e. Discuss Gazebo Improvements: The Board discussed improvements needed to the gazebo including painting and took no action.

6. **PUBLIC COMMENT:** The Board and a member of the public discussed the mill levy. The Board explained the mill levy will go down once the lots are built out.

7. **ADJOURNMENT:** There being no further business to come before the Board at this time, Director Eidt moved to adjourn the meeting at 7:50 PM; seconded by Director Renk. Motion passed unanimously.

Respectfully Submitted,



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Secretary for the Meeting